



MINUTES OF THE SPECIAL CALLED MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, AUGUST 8, 2013 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, June 20, 2013, in the Commission Chambers at City Hall. Chairman James Argento called the meeting to order at 4:30 p.m. The following Commission members were present:

James Argento
Charles Townsend
Frazier J. Marshall
Ted Bowersox
Donald Lukich

City staff that was present included Bill Wiley, Community Development Director, Dan Miller, Senior Planner, and Dianne Pacewicz, Administrative Assistant II. City Attorney Fred Morrison was also present.

The meeting opened with an invocation given by Chairman James Argento and the Pledge of Allegiance to the Flag.

Bill Wiley, Community Development Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

Dianne Pacewicz swore in staff as well as anyone wishing to speak.

MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR JUNE 20, 2013.

Commissioner Ted Bowersox moved to APPROVE the minutes from the JUNE 20, 2013 meeting. Commissioner Frazier J. Marshall SECONDED the motion, which was PASSED by a vote of 5 to 0.

City staff requested the second case be moved to become case number one due to scheduling conflicts of audience members.

NEW BUSINESS

3. PUBLIC HEARING CASE # AMDT-13-88 – L.D.C. AMENDMENTS – CHAPTER 25 ZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 25, ARTICLE IV, ZONING, SECTION 25-279 CHANGES IN APPROVED MASTER DEVELOPMENT PLANS BY ADDING AN EXCEPTION FOR PROPERTIES OWNED BY THE CITY OF LEESBURG; PROVIDING A SAVINGS CLAUSE; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES - 1st READING ON AUGUST 26TH, 2013 AND A 2ND READING ON SEPTEMBER 9TH, 2013)**

There were no substantive comments received from the departments.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

The City Commission directed staff to develop a strategy to promote economic development in the CR 470 corridor specifically for the City owned property and to incorporate recommendations suggested by the Duke Energy Site Readiness Program. One important aspect of the study was to eliminate obstacles for to development of properties so that a prospective company have a quick development schedule and minimal risks. Prospective companies don't want to go through the rezoning process with the associated public hearings and 120 day delays. Those communities with site ready properties with zoning in place will have the competitive advantage for consideration by prospective companies.

In order to accomplish this goal, staff has prepared the following amendment to the Land Development Code which is necessary for the City Commission to expedite economic development on City owned properties in the Leesburg C.R.470 Industrial and Technology Park.

Action Requested:

Vote to approve the referenced amendment to the Code of Ordinances Chapter 25 Land Development Code as proposed by staff and forward to the City Commission for consideration.

Sec. 25-279. - Changes in approved master development plans.

Changes in approved master development plans may be submitted under three (3) categories: minor change, minor modification and major modification except for properties owned by the City of Leesburg which shall require a resolution by the City Commission for approval of changes. This section details the provisions to changes in an approved planned development district. Table 4.1 is a summary of the following regulations.

Bill Wiley said that basically what the City Commission is looking to do is remove the 120 day process that it would take for an amendment to the PUD and to allow it to be able to be done by resolution of the City Commission at a public hearing.

Chairman Argento said that this would take Planning Commission out of the process for properties that are owned by the City. Mr. Wiley said that was correct. Commissioner Townsend said that this was just a fast track and asked the difference from the 120 days. Mr. Wiley said it would be three weeks.

Commissioner Townsend said that this was really part of number two and then asked how it would affect the residents that were at this meeting earlier. Mr. Wiley answered that we would notify the residents of future public hearings. Commissioner Townsend said then that their course of action would be to the City Commission instead of to the Planning Commission.

Commissioner Marshall asked why we didn't do this agenda item while the residents were here. Chairman Argento said that there is also a concern that the Planning Commission, by not being a part of the process, we are cutting out another avenue for the community.

This was the end of the discussion and the voting then took place.

Commissioner Don Lukich made a motion to APPROVE case # AMDT-13-88 – L.D.C. AMENDMENTS – CHAPTER 25 ZONING. Commissioner Charles Townsend SECONDED the motion which, PASSED by a voice vote of 3 to 1, with Commissioner Frazier Marshall disapproving.

DISCUSSION ITEM

None

ANNOUNCEMENTS

The next scheduled meeting date is September 19, 2013.

The meeting adjourned at 6:22 p.m.

James Argento, Chairperson

Clell Coleman, Vice Chairperson

Dianne Pacewicz, Administrative Assistant II